



**NOTICE OF MEETING
PLANNING & ZONING COMMISSION
OF MARBLE FALLS, TEXAS
Thursday, April 6, 2017 – 6:00 PM**

A quorum of the Marble Falls City Council and the Economic Development Corporation may be present

Steve Reitz, *Chairman*
Fred Zagst, *Vice-Chairman*
Dee Haddock, *Commissioner*
Thomas E. Barr, *Commissioner*
Darlene Oostermeyer, *Commissioner*
Greg Mills, *Commissioner*
Jason Coleman, *Commissioner*

Mike Hodge, *City Manager*
Caleb Kraenzel, *Assistant City Manager*
Elizabeth Yeh, *City Planner*
Jhermaine McVea, *Associate Planner*
Chelsea Seiter-Weatherford, *GIS Analyst*
Scarlet Contreras, *Commission Secretary*
Patty Akers, *City Attorney*

The City of Marble Falls Planning & Zoning Commission will meet on **Thursday, April 6, 2017**, in **regular session at 6:00 p.m.** in the City Council Chambers at 800 Third Street, Marble Falls, Texas.

The agenda listed below is distributed to the Chair, Commission members, and the Marble Falls Public Library no later than the Monday preceding the Commission meeting. The agenda is also posted on the City's website: www.marblefallstx.gov

1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM

- 2. Citizen/Visitor Comments to be heard for items not on the agenda:** This is an opportunity for citizens to address the Planning and Zoning Commission concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Commission. The Chair may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a proposal to place it on the agenda for a later meeting.

- 3. REGULAR AGENDA:** The Commission will individually consider and possibly take action on any or all of the following items:

- A. Approval of Minutes:** Minutes from the regular meeting on March 2, 2017. (*Scarlet Contreras, Commission Secretary*)
- B. Public Hearing, Discussion, and Recommendation:** Regarding a rezoning request from General Commercial Base District (C-3) to Planned Development District (PDD) with base zoning of Main Street District (MSD) for Lots 11A and 12A, Block 7, City of Marble Falls Original Township, City of Marble Falls, Burnet County, Texas. Case 2017-11-PDD. (*Rally Point Brewing Company, applicant, and Americada Ventures, LLC, owners*)
- C. Public Hearing, Discussion and Recommendation:** Regarding variance request to Section 612. Site Development Regulations, R-1 Single-Family Base District, District Regulations, Appendix B, Land Use Regulations, City of Marble Falls Code of Ordinances, to reduce the twenty-five foot (25') front yard setback and establish a ten foot (10') front yard setback for Lot 5A-1, La Grande Vista Subdivision, City of Marble



Falls, Burnet County, Texas, municipally addressed as 505 East Avenue. Case 2017-9-V. (*Richard Mazur, applicant and owner*)

- D. **Public Hearing, Discussion and Recommendation:** Regarding a zoning text amendment to Section 772 of the District Regulations, Appendix B, Land Use Regulations, City of Marble Falls Code of Ordinances, to amend the I-3 General Industrial Services Base District regulations. Case 2017-13-ZT
- E. **Presentation and Discussion:** Previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects. (*Commission*)
1. Hotel Rezoning
 2. Mustang Ridge Final Plat and Wildflower Street renaming
 3. Business & Technology Park Construction & Final Plat
- F. **Presentation and Discussion:** Monthly Building Permit Summary; Construction Update. (*City Staff*)

4. **ADJOURNMENT**

"The Planning & Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including but not limited to, Sections: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues), and as authorized by the Texas Tax Code including but not limited to, Section 321.3022 (Sales Tax Information)."

In compliance with the Americans for Disabilities Act, the City of Marble Falls will provide for reasonable accommodations for persons attending the Commission Meetings. To better serve you, requests should be received 24 hours prior to the meeting, by contacting Ms. Christina McDonald, City Secretary, at 830-693-3615.

Certificate of Posting Agenda Meeting Notice

I, Jhermaine McVea, Associate Planner for the City of Marble Falls, Texas, certify this Meeting Notice was posted at the Marble Falls City Hall in a place readily accessible to the general public, on the 31st day of March, 2017 by 5:00 p.m., posted thereafter for at least 72 continuous hours before the scheduled time of said meeting.

The agenda is also posted on the City's web site: www.marblefallstx.gov.

A handwritten signature in black ink, appearing to read "Jhermaine McVea", is written over a horizontal line.

Jhermaine McVea, Associate Planner



**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
April 6, 2017**

To: Chairman and Planning & Zoning Commission
Item 3. A. Approval of Minutes
Requested by: Scarlet Contreras, Commission Secretary

SYNOPSIS

Commission to consider approval of minutes from the regular meeting on March 2, 2017.

(Minutes attachment following this page)

**STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS**

On this 2nd day of March, 2017 the Planning and Zoning Commission convened at the regular meeting place having been posted as prescribed by law, with the following members present in accordance to-wit:

MEMBERS PRESENT:	Steve Reitz Dee Haddock Darlene Oostermeyer Jason Coleman Greg Mills	Chairman Commissioner Commissioner Commissioner Commissioner
MEMBERS ABSENT:	Fred Zagst Thomas Barr	Vice- Chairman Commissioner
STAFF PRESENT:	Caleb Kraenzel Mike Hodge Mike Ingalsbe Jhermaine McVea Chelsea Seiter-Weatherford Scarlet Contreras Christian Fletcher Russell Sander Thomas Crane	Assistant City Manager City Manager Building Official Associate Planner GIS Analyst Commission Secretary EDC Executive Director Fire Chief Fire Marshall
VISITORS	Jack Harris Cathy Harris Chad T. May Nipa Patel Robert de la Garza Jodi Jack Bret Burton Jon McNamara Dilip Malkani Bill Smyrl Hunter Shadburne	La Ventana POA Citizen Lone Star Land Partners KSNR Holdings Citizen La Ventana POA Cuplin & Associates Matkin Hoover Holiday Inn First Baptist Church

1. CALL TO ORDER AND ANNOUNCE PRESENCE OF QUORUM: Chairman Reitz called the meeting to order at 6:00pm and declared a quorum of the Commission is present to conduct the meeting.

2. Citizens/Visitors comments to be heard for items not on the agenda: This is an opportunity for citizens to address the Planning and Zoning Commission concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Commission. The Chair may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a proposal to place it on the agenda for a later meeting. There were no person(s) with any public comment(s).

3. REGULAR AGENDA: The Commission will individually consider and possibly take action on any or all of the following items:

A. Approval of Minutes: Minutes from the regular meeting on January 5, 2017. (*Scarlet Contreras, Commission Secretary*) Commissioner Oostermeyer made a motion to approve the minutes as presented. Commissioner Haddock seconded the motion. The motion was approved by a vote of 5 – 0.

B. Public Hearing, Discussion, and Recommendation: Regarding a rezoning request from Neighborhood Commercial Base District (C-1) to General Commercial Base District (C-3) for Hotel Use with Concept Plan approval for 2.00 acres out of the R.D. Moore Survey No. 603 Abstract No. 614 and the W.O.

Burnham Survey No. 530 Abstract No. 142, save and except an 851- square foot tract of land out of the W.O. Burnham Survey No. 530 Abstract No. 142, City of Marble Falls, Burnet County, Texas, Case 2017-8-Z. (Dark Chocolate Hotels, LLC, applicant, and Gib Shackelford, owners) Caleb Kraenzel, Assistant City Manager, addressed the Commission. Citizen Jack Harris, addressed the Commission as the La Ventana POA representative, in opposition to the zoning change as it will not enhance home and property taxes, traffic and it does not meet the architectural regulations set for by the La Ventana POA that all other buildings in that area follow. The La Ventana POA is also requesting that if approval is granted, the building be in compliance with the La Ventana POA architectural regulations. Dilip Malkani representative of Holiday Inn addressed the Commission in regards to the business, economic and employment conditions in Marble Falls. Mr. Malkani stated there is not a demand for another hotel in the City, the height of the proposed building will block the City views, traffic concerns, tax revenues, and employment will not increase. Bill Smyrl, representative for First Baptist Church addressed the Commission regarding the amount of traffic in the area and potentially widening of the access drive. Hunter Shadburne, the Civil Engineer on the project addressed the Commission in regards to width of the street. The Commission discussed the conditions stated on Ordinance 2010-O-07A, traffic, and height of the building. Commissioner Oostermeyer made a motion to send Case 2017-8-Z to Council for approval with the condition that the applicant work with City Staff in regards to the width of the road to determine the best solution for management of traffic, and the applicant/developer have 365 days from the date of Council approval to obtain a building permit, at which point if the building permit has not been obtained the zoning shall revert back to C-1. Commissioner Haddock seconded the motion. The motion was approved by a vote of 5 - 0.

- C. **Public Hearing, Discussion, and Recommendation:** Regarding a Final Plat for the Mustang Ridge Estates Subdivision, being 173.62 acres out of the Logan Vandiver Survey No. 206, Abstract No. 927, the J.M. Roper Survey No. 1517, Abstract No. 1559, the Charles D. Ball Survey No. 25, Abstract No. 126, and the William C.M. Baker Survey No. 202, Abstract No. 123, and Tract No. 9 of the Holly-Naumann Subdivision, Number Three, City of Marble Falls, Burnet County, Texas, located north of the Wildflower Village Subdivision and west of Marble Falls High School. Case 2017-3-FP. (*Mustang Ridge Estates LLC, applicant and owner*) Caleb Kraenzel, Assistant City Manager addressed the Commission. Commissioner Mills made a motion to send case 2017-3-FP to Council for approval with the conditions that the property owner executes the Construction Improvement Agreement, and meets standard Final Plat requirements of providing as-built or record drawing of the public improvements and a one(1) year maintenance bond guaranteeing said public improvements, and that fiscal security is posted with the City covering an amount equal to one hundred (100) percent of the estimated cost of completion of the required public improvements prior to the Final Plat being recorded. Commissioner Coleman seconded the motion. The motion was approved by a vote of 5 – 0.
- D. **Public Hearing, Discussion, and Recommendation:** Regarding a Construction Plat of Lot 7, Block B, and Lot 4, Block C, Section 3A, Marble Falls Industrial Park, being a 9.787-acre tract of land out of the Horatio Keys Survey No. 23, Abstract No. 518, City of Marble Falls, Burnet County, Texas. Case 2017-6-CP (Marble Falls EDC, applicant and owner). Items 3D and 3E were open concurrently. Caleb Kraenzel, Assistant City Manager addressed the Commission. The Commission discussed the sidewalk waiver. Christian Fletcher, EDC Executive Director addressed the Commission in regards to the sidewalk waiver and stated that the EDC would work with City Staff to develop a sidewalk credit program for future development of a sidewalk in an area in need of a sidewalk as a way of using the funds that would have been used to build a sidewalk adjacent to these lots in the Business and Technology Park. Commissioner Oostermeyer made a motion to send Case 2017-6-CP to Council for approval of the Construction Plat and Sidewalk Waiver with the condition that the EDC works with City Staff to develop a sidewalk credit program. Commissioner Haddock seconded the motion. The motion was approved by a vote of 5 – 0.
- E. **Discussion and Recommendation:** Regarding the Final Plat of Lot 7, Block B, and Lot 4, Block C, Section 3A, Marble Falls, Industrial Park, being a 9.787-acre tract of land out of the Horatio Keys Survey No. 23, Abstract No. 518, City of Marble Falls, Burnet County, Texas. Case 2017-7-FP (Marble Falls EDC, applicant and owner) Items 3D and 3E were open concurrently. Caleb Kraenzel, Assistant City Manager addressed the Commission. Commissioner Oostermeyer made a motion to send Case 2017-7-FP to Council for approval. Commissioner Mills seconded the motion. The motion was approved by a vote of 5 – 0.
- F. **Presentation and Discussion:** Previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects. (*Commission*)

1. Ellison Roper Annexation

Assistant City Manager, Caleb Kraenzel addressed the Commission.

G. Presentation and Discussion: Monthly Building Permit Summary; Construction Update, and 2016 Annual Permit Report (*City Staff*). Caleb Kraenzel, Assistant City Manager addressed the Commission.

4. ADJOURNMENT: There being no further items to discuss, Commissioner Haddock made a motion to adjourn the meeting. Commissioner Mills seconded the motion. The motion was approved by a vote of 5 – 0. The meeting was adjourned at 7:02 pm.

Steve Reitz - Chairman to the Commission

Scarlet Contreras - Commission Secretary



**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
April 6, 2017**

To: Chairman and Planning & Zoning Commission
Item 3. B. **Public Hearing, Discussion, and Recommendation:** Regarding a rezoning request from General Commercial Base District (C-3) to Planned Development District (PDD) with base zoning of Main Street District (MSD) for Lots 11A and 12A, Block 7, City of Marble Falls Original Township, City of Marble Falls, Burnet County, Texas.
Requested by: Rally Point Brewing Company, applicant, and Americada Ventures, LLC, owners
Case: Case 2017-11-PDD

SUMMARY

This item is for consideration of a rezoning application requesting a Planned Development District (PDD) with base zoning of Main Street District (MSD) for 0.97 acres located at 207 Avenue G, Marble Falls, Texas 78654.

The Subject Area is currently zoned General Commercial Base District (C-3) with approximately 10,430 square feet of existing building footage. The use of the property prior to being vacated included light manufacturing, custom manufacturing, general retail sales, and limited warehousing and distribution. The Subject Area is bounded by three improved streets, Avenue G frontage, and side street frontage of Second Street and Third Street. The Subject Area is on the east side of Avenue G facing the Bluebonnet Café, on the west side the property borders existing Single Family (R-1) District. The applicant is requesting a rezoning of lots 11A and 12A in order to purchase the property and allow for construction/remodeling of a microbrewery with restaurant and taproom.

The applicant proposes to preserve the overall character of the existing building footprint on the site with building remodel enhancements (Pages 15, 16) upgrading the current property site plan to Downtown Master Plan standards. Plans include the remodeling of the interior of Building 1 into a restaurant/taproom and kitchen. Building 2 is proposed to be the brewery production facility and office, while Building 3 will be used for cold and dry storage. Upon post renovation completion, the building square footage will total 11,678 square feet adding less than 1,000 square feet.

It is the intent of the applicant, per the applicant statement, that the proposed project will generate local sales, create a family friendly atmosphere that will combine affordable



food with entertainment, as well as provide a location that fosters community activities. This proposed development will add a use to this property which has not existed before on the Subject Property.

In order to increase the overall quality, visual appearance of the project to adhere to the vision of the Downtown Master Plan, the applicant is proposing to make improvements to the existing parking lot and exterior grounds. The existing parking lot and on-street parking will be updated to establish a total of 71 spaces to the property and surrounding streetscape. Landscaping edges and islands will be established, proposed to match the landscape theme of the Bluebonnet Café, and street lighting is proposed within the parking lot found in the Site Plan (Pg. 18), along with an outdoor patio for live music (reference Floor Plan, Pg. 19).

As opposed to a conventional rezoning, the applicant has applied for a Planned Development District (PDD) for the property, in order to forward the vision of the Downtown Master Plan and provide the current non-conforming buildings compliance with building setbacks outlined in the Code of Ordinances. Our code specifies Planned Development overlay districts are meant to provide greater flexibility in order to allow special conditions or restrictions which would otherwise not allow the development to occur, as long as the proposed land uses are compatible with surrounding zoning and existing land uses. By providing a set site plan for the property and allowing a customized limited amount of compatible uses within the project, the City can assure that the project is compatible with surrounding land uses. With a PDD the neighborhood gets an added layer of land development restriction, and any substantial modifications to the site plan or buildings would require approval through the PDD amendment process.

The inventory of existing zoning surrounding the Subject Area includes Main Street District (MSD) to the west, Single-Family Base District (R-1) to the east, and General Commercial Base District to the south and north. The proposed Main Street District (MSD) PDD development standards and land uses are deemed to be compatible with surrounding zoning, permitted land uses, Comprehensive Plan, and Downtown Master Plan.

The Comprehensive Plan Future Land Use Plan classification for the Subject Area is Downtown (DN). The non-residential primary and secondary uses allowed in the DN classification are comprised of outlined uses in the Main Street District (MSD) of the Code of Ordinances and intends to provide higher intensity commercial uses, tourist attractions, and civic uses. The proposed primary uses include restaurant, artisan sales, indoor entertainment, professional offices, and administrative and business offices. Through Main



Street District (MSD) classification, the proposed uses and site plan for the project are deemed to conform to the Comprehensive Plan Future Land Use Plan.

A total of twelve (12) adjacent property owners within two hundred feet (200') of the Subject Area were mailed notification letters, including the public hearing dates and a pre-paid comment card for response supporting/opposing the proposed rezoning. At the time of packet distribution one (1) property owner submitted a response in opposition for the rezoning.

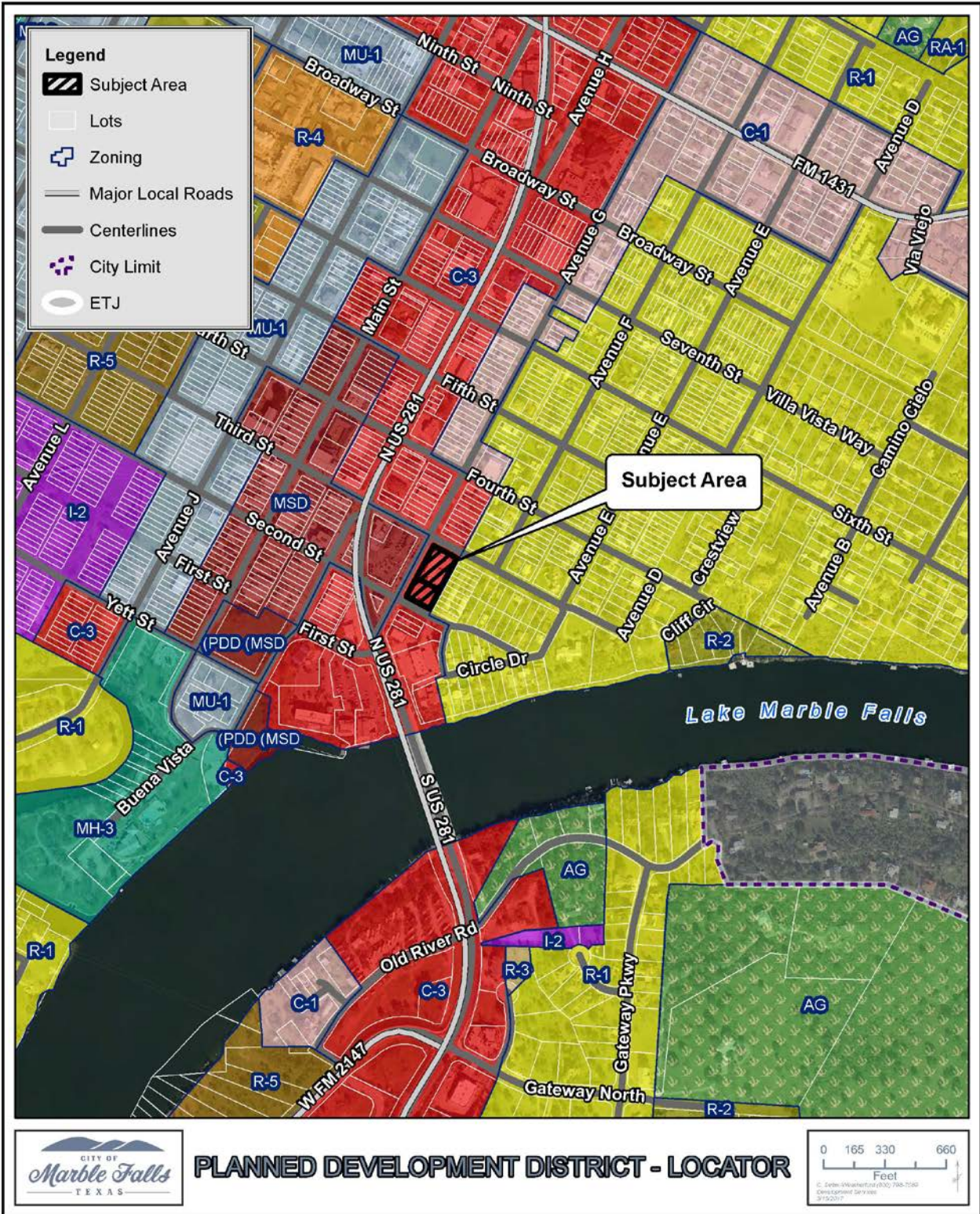
City staff will provide additional documentation to the Commission at the time of the meeting relating to this item.

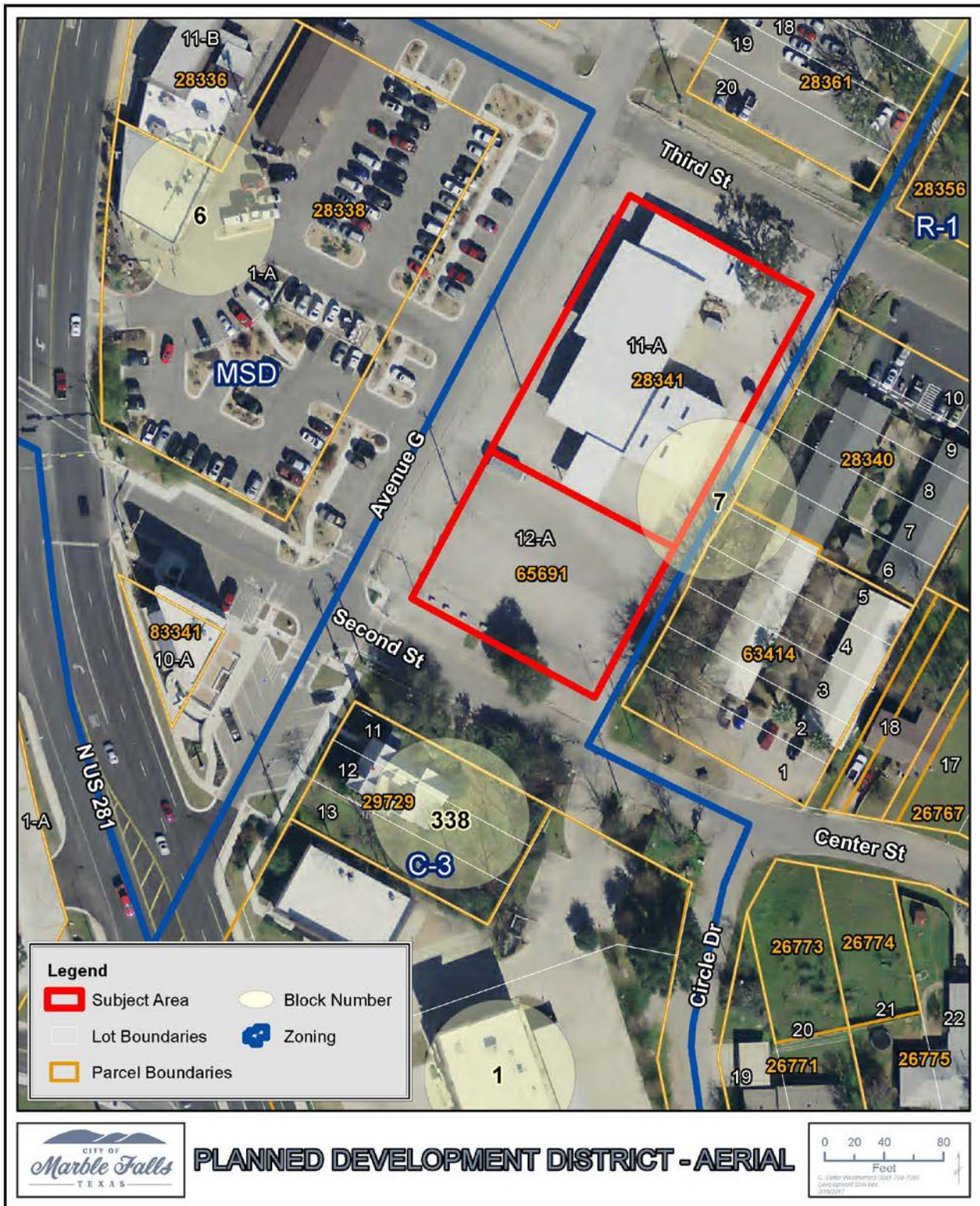
RECOMMENDATION

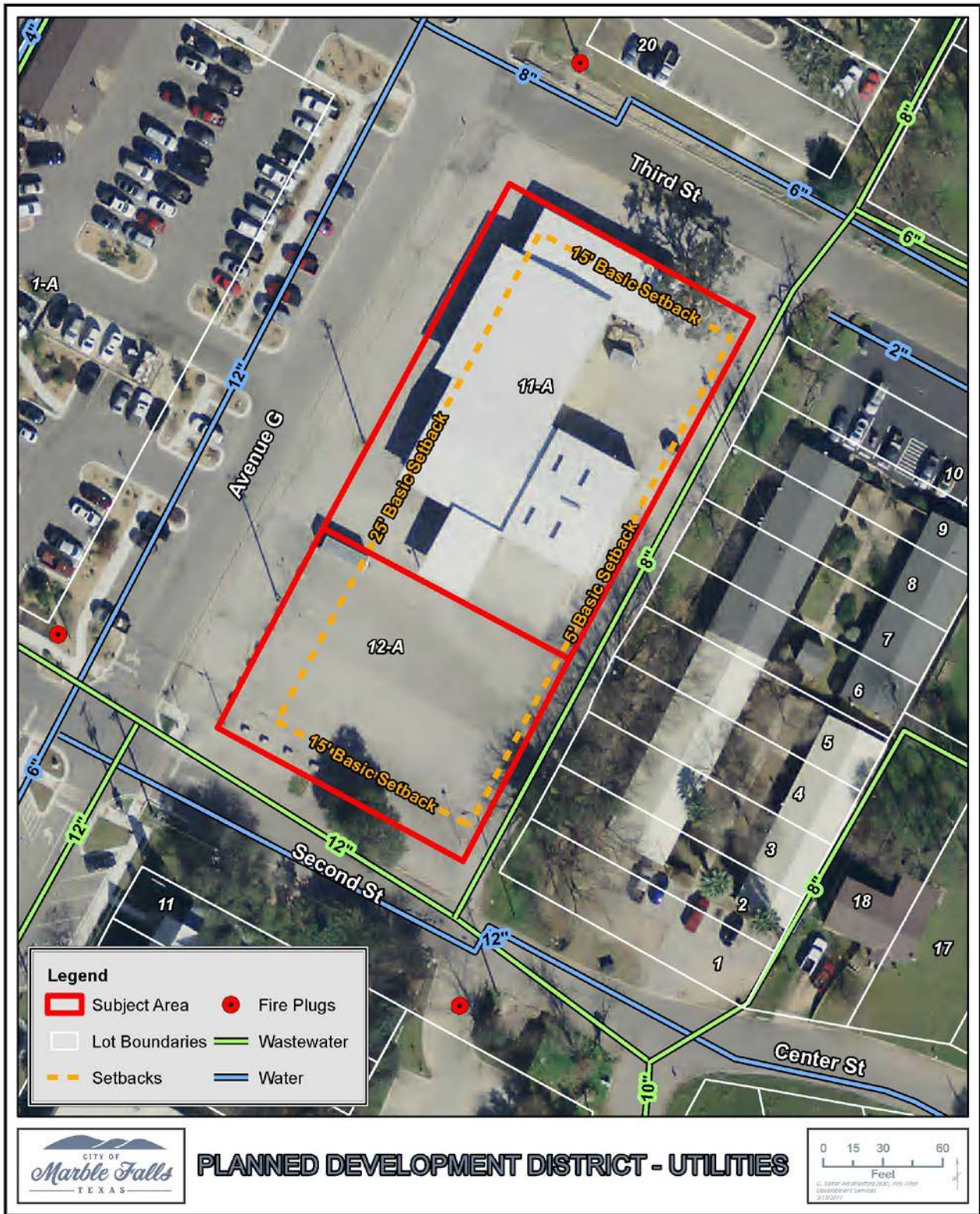
Due to conformance with the Comprehensive Plan, the Downtown Master Plan, the compatibility with surrounding existing land uses, site plan, parking improvements, and building elevations meeting or exceeding all minimum standards for the proposed use within the property, City staff recommends approval of the PDD rezoning and corresponding exhibits.

Memo Contents:

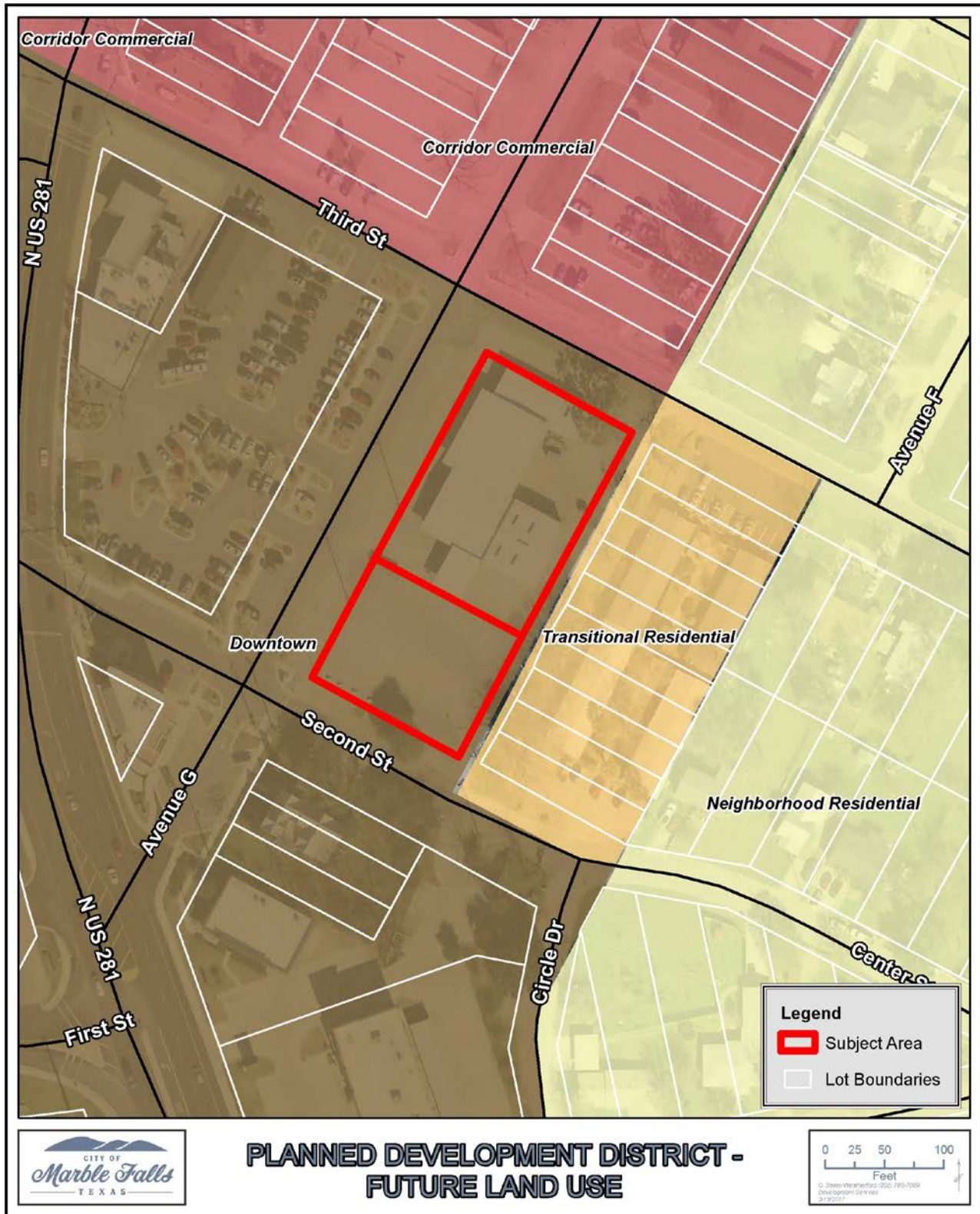
- | | |
|---|--------------------|
| • Informational maps produced by City Staff | Pages 7-13 |
| • Applicant Statement | Pages 14-16 |
| • Survey | Page 17 |
| • Site Plan | Page 18 |
| • Conceptual Floor Plans | Page 19-22 |
| • Building Elevations | Page 23 |
| • Building Renderings | Pages 24-27 |

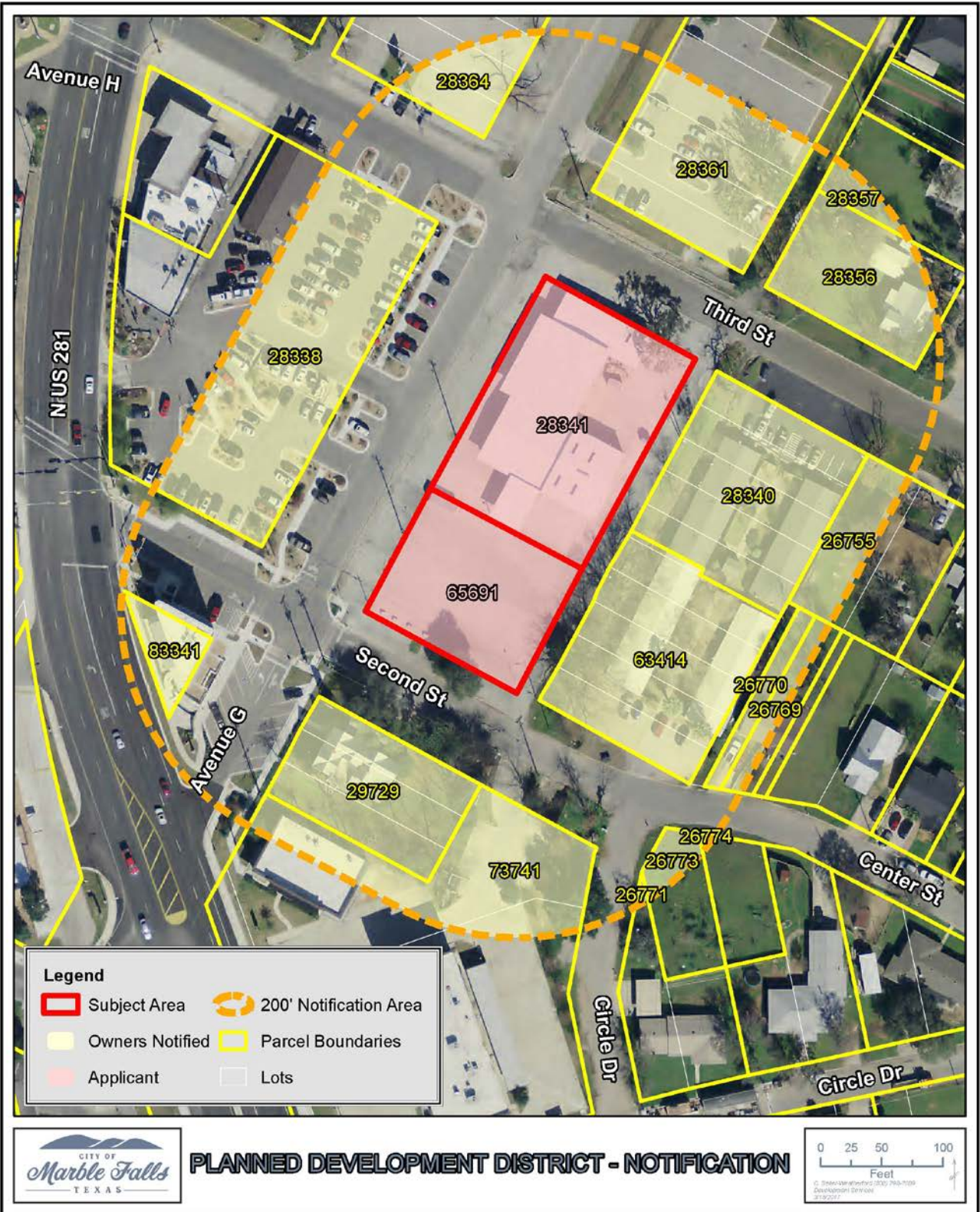














2017-11-PDD Applicant Statement

3

Business Overview

The Rally Point Brewing Company is a startup craft microbrewery setting up camp and sprouting roots in Marble Falls, Texas. Our intent is to renovate, repurpose, and enhance the current building located at 207 Avenue G into a welcoming/family friendly taproom and restaurant.

Description of Business

The focus of RPBC will be on the quality craft beer we produce, the food we make and, most importantly, adding to the community that we hope to become apart of. The business will primarily be directed towards local sales, distribution and consumption.

The brewery products could be sold to Marble Falls retailer's (on-premise & off-premise) and to the ultimate consumer for on-premise consumption at the licensed RPBC facility. Self-distribution will be utilized for local accounts up to and including or not including the period that demand increases for account sales across Texas. The brewery production component of RPBC will start selling product to the local area to build its brand before expanding the distribution radius. The first year of production could be up to 3,000 barrels of ale or malt liquor. By year 3, the RPBC production is projected to expand to 10,000 barrels of ale or malt liquor per year.

The restaurant portion of the company will be a family friendly atmosphere that will combine affordable food with entertainment (live music, mood music, televisions and family friendly patio game). RPBC will have a full kitchen onsite with the intent of preparing and selling food for on premise consumption.

Operating Plan

Business Location & Site Details

The Rally Point Brewing Company will operate out of a standalone production facility in Marble Falls, Texas. The site address is:

*207 Avenue G
Marble Falls, TX 78654*

The property zoning surrounding the address above include the following (City of Marble Falls, 2016):

- General Commercial: C-3
- Main Street District: MSD
- Single Family: R-1

Currently, the site could be close to 100% impervious coverage and contains three metal warehouse-style buildings that are between 16' and 8' apart from each other.

An overview of the site plan is shown in Figure 1 below and a more detailed site survey could be seen in Appendix 1.0: Site Survey.

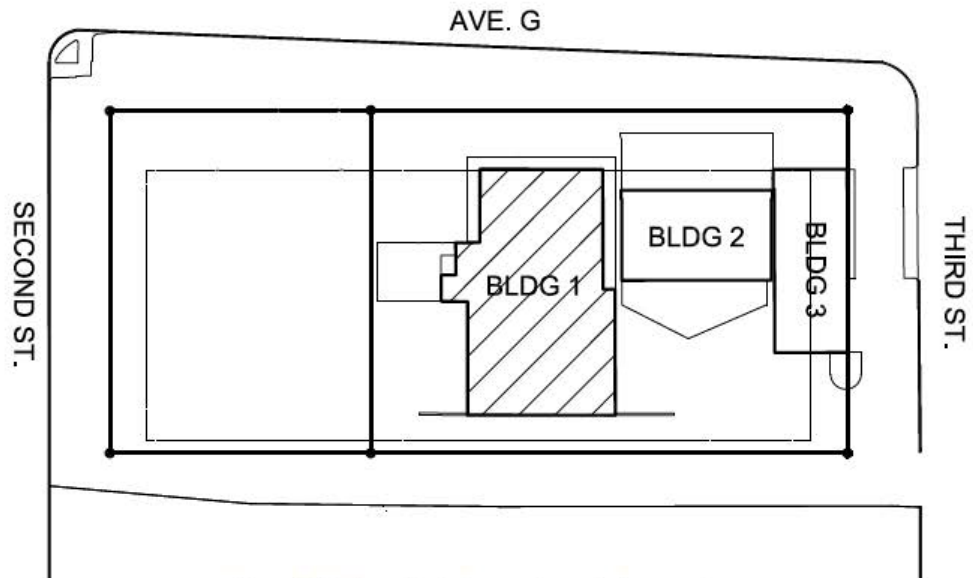


Figure 1: Building, setback lines and property line overview

The three onsite buildings have been architecturally designed to house the following RPBC functions:

- Building 1
 - Taproom
 - Restaurant
 - Full commercial kitchen
 - Temporary storage (food & drink)
- Building 2
 - Brewery production facility
 - Low-hazard storage
 - Office
- Building 3
 - Low-hazard cold storage (including, but not limited to, hops, yeast and packaged beverages)
 - Low-hazard dry storage (including, but not limited to, grain, adjuncts and packaging materials)

Size & Capacity

The current building(s) square footage is 10,430 square feet prior to renovations. The architectural design plans, shown in Appendix 1.1, illustrates the post renovation square footage as 11,678 square feet, code compliance, code analysis, water closet calculations and lavatory calculations. The on-site building designed overview could be seen in Table 1 and the building occupancy and lavatory requirements could be identified in Table 2 below.

	Description	Square Footage	Total
Building #1	Taproom Restaurant Kitchen	5292 S.F.	5616 S.F.
	Low-Hazard Storage	324 S.F.	
Building #2	Brewery production facility	3091 S.F.	3920 S.F.
	Low-Hazard Storage	521 S.F.	
	Professional Office	308 S.F.	
Building #3	Low-Hazard Storage	2142 S.F.	2142 S.F.
		Total	11,678 S.F.

Table 1: RPBC building size specifications

Note: The outdoor seating in building #1 will include 1893 S.F., which will not count towards the building area but will serve an A-2 occupancy.

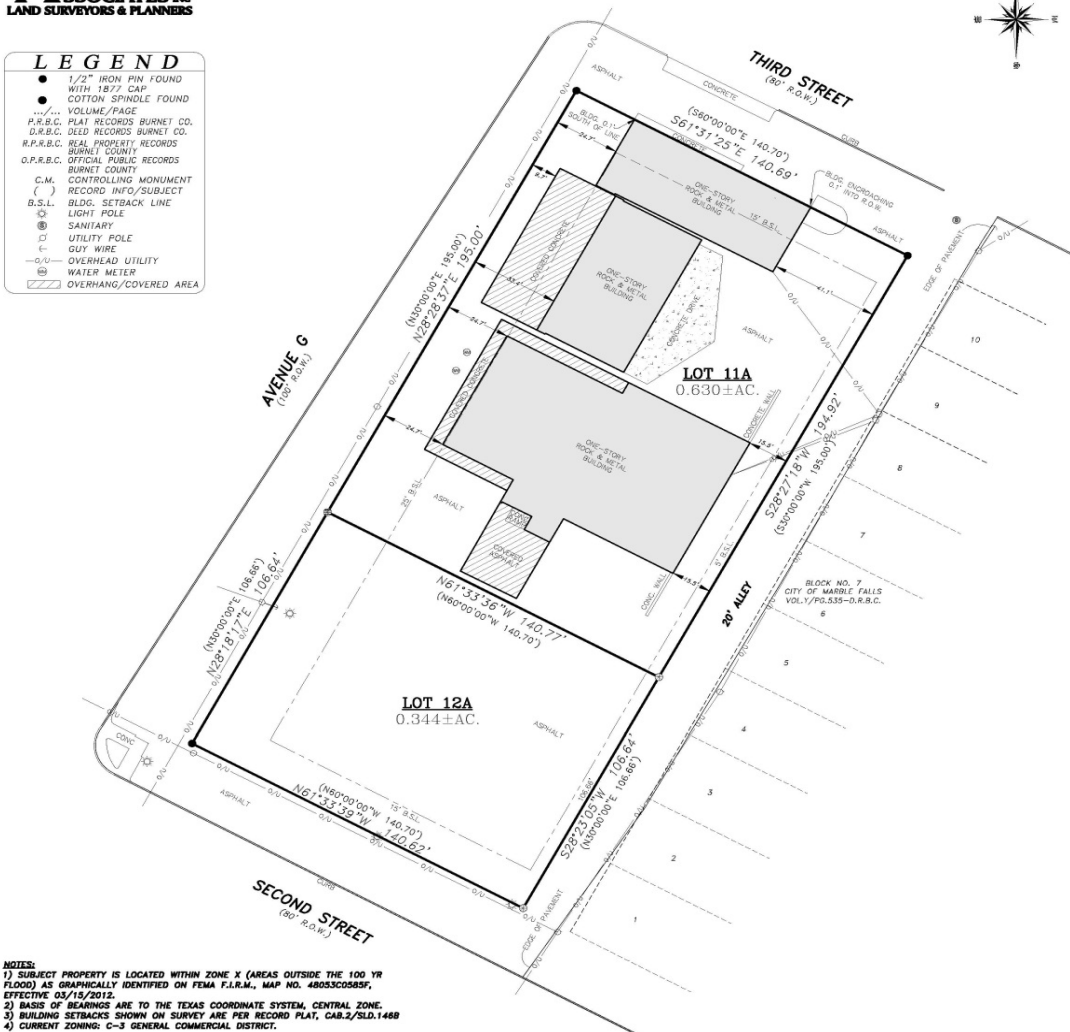
	Occupancy	Lavatory Required		Lavatory Provided	
		Men	Women	Men	Women
Building #1	213	1	1	3	3
Building #2	19		1		1
Building #3	5		1		1 within 500 ft.

Table 2: RPBC building occupancy, required lavatory and provided lavatory information

2017-11-PDD Survey



LEGEND	
●	1/2" IRON PIN FOUND
●	WITH 1877 CAP
●	COTTON SPINDLE FOUND
...	VOLUME/PAGE
P.R.B.C.	PLAT RECORDS BURNET CO.
D.R.B.C.	DEED RECORDS BURNET CO.
R.P.B.C.	REAL PROPERTY RECORDS BURNET COUNTY
O.P.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
C.M.	CONTROLLING MONUMENT
()	RECORD INFO/SUBJECT
B.S.L.	BLDG. SETBACK LINE
○	LIGHT POLE
○	SANITARY
○	UTILITY POLE
—	GUY WIRE
—	OVERHEAD UTILITY
⊗	WATER METER
▨	OVERHANG/COVERED AREA



NOTES:
 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0085P, EFFECTIVE 03/15/2012.
 2) BASIS OF BEARINGS ARE TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
 3) BUILDING SETBACKS SHOWN ON SURVEY ARE PER RECORD PLAT, CAB.2/SLD.146B
 4) CURRENT ZONING: C-3 GENERAL COMMERCIAL DISTRICT.

LAND TITLE SURVEY

LOCAL ADDRESS: 207 AVENUE G, MARBLE FALLS, TEXAS.

LEGAL DESCRIPTION: LOT 11A AND LOT 12A OF THE AMENDED PLAT OF LOT NOS. 11 THROUGH 20, BLOCK NO. 7 OF THE CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS, A SUBDIVISION IN THE CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 2, SLIDE NO. 146C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: ATTORNEY'S ABSTRACT COMPANY
 G.F. NO.: 05-16-10090 EFFECTIVE DATE: MAY 11, 2016 ISSUED: MAY 13, 2016

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:

RESTRICTIVE COVENANTS: SUBJECT TO THE CURRENT ORDINANCES, SETBACKS, EASEMENTS CONDITIONS AND RESTRICTIONS TO THE CITY OF MARBLE FALLS, BURNET COUNTY, TEXAS.
 RECORDED PLAT: CAB.2/SLD.146C-P.R.B.C.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS OF PRACTICE AS ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Kyle P. Cuplin
 KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 6/10/2016



SHEET 1 OF 1	PROJ. NO. 16619
	PREPARED FOR: AMERICADA VENTURES
	TECH: C. CUPLIN
	APPROVED: K. CUPLIN
	FIELDWORK PERFORMED ON: 5/25/2016
COPYRIGHT: 2016 PROFESSIONAL FIRM NO: 10126900	

1500 OLLIE LANE
 MARBLE FALLS, TX. 78654
 PH. 325-388-3300/830-693-8815
 WWW.CUPLINASSOCIATES.COM

SCALE 1" = 40'

	2	
6/10/16	1	REVISED ST. ADDRESS
DATE	NO.	DESCRIPTION
REVISIONS		



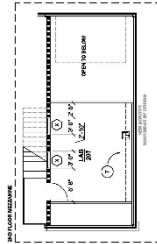
2017-11-PDD Floor Plan (1 of 4)

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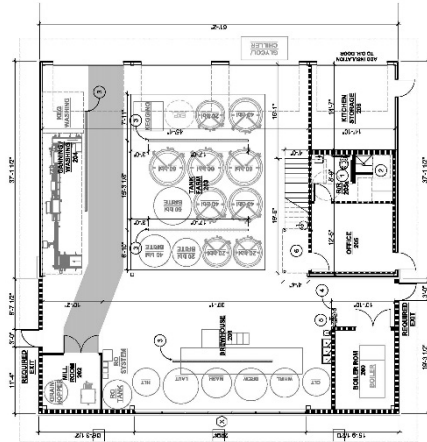


2017-11-PDD Floor Plan (2 of 4)

<p>METHOD architecture</p> <p>218 LAUREL ST. SUITE 200 MONTREAL, PQ H3K 7Y8 (514) 942-7900</p>	<p>TSAC</p> <p>1000 BOULEVARD D'AVENUE MONTREAL, PQ H3K 7Y8 (514) 942-7900</p>	<p>METHOD ARCHITECTURE, LLC</p> <p>1000 BOULEVARD D'AVENUE MONTREAL, PQ H3K 7Y8 (514) 942-7900</p>	<p>RALLY POINT BREWERY & RESTAURANT</p> <p>1000 BOULEVARD D'AVENUE MONTREAL, PQ H3K 7Y8 (514) 942-7900</p>	<p>REVISIONS</p> <p>DATE: 01/04/23</p> <p>BY: 104023</p>	<p>A2.02</p>
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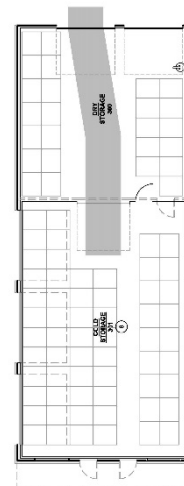
FLOOR PLAN - BUILDING 2 - 2ND FLOOR 3
1/8"=1'-0"



FLOOR PLAN - BUILDING 2 (1)

[illegible]

KEY NOTES 7

[illegible]

FLOOR PLAN BUILDING 3 (9)

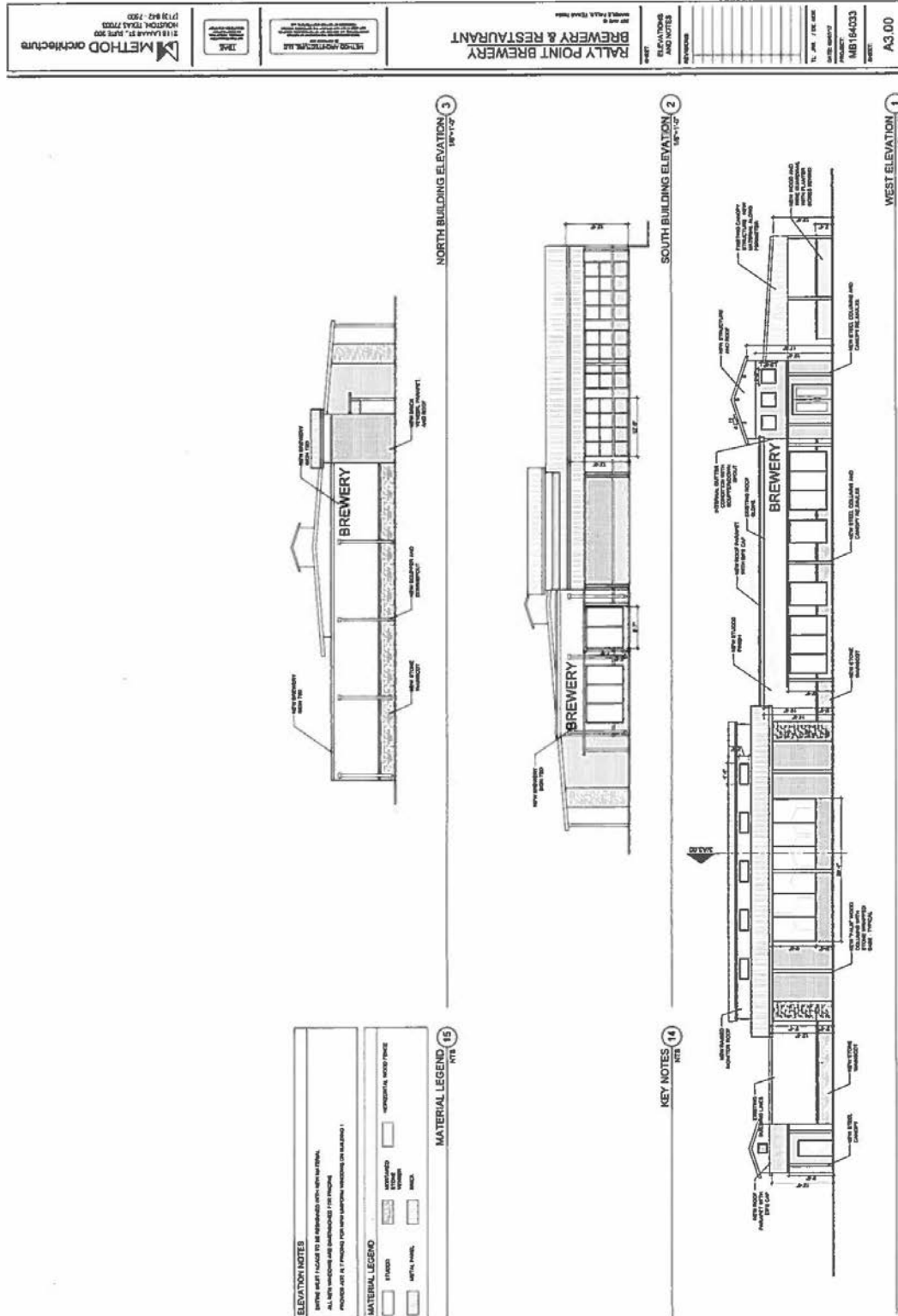


2017-11-PDD Floor Plan (3 of 4)

 METHOD architecture 2118 LAMAR ST, SUITE 200 HOUSTON TEXAS 77003 (713) 842-1700	 TMA THE TMA	RALLY POINT BREWERY BREWERY & RESTAURANT 37 AND B MARLBOROUGH, MASS 01904	SHEET: _____ PROJECT: _____ DATE: 09/07/07 DRAWN BY: _____ CHECKED BY: _____ PROJECT: MB164033 SHEET: _____	A2.03
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2017-11-PDD Building Elevation



2017-11-PDD Building Renderings











**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
April 6, 2017**

To: Chairman and Planning & Zoning Commission
Item 3. C. **Public Hearing, Discussion, and Recommendation:** Regarding a variance request to Section 612. Site Development Regulations, (R-1) Single-Family Base District, District Regulations, Appendix B Land Use Regulations, City of Marble Falls Code of Ordinances, to reduce the twenty-five foot (25') front yard setback and establish a ten-foot (10') front yard setback for Lot 5A-1, La Grande Vista Subdivision, City of Marble Falls, Burnet County, Texas, municipally addressed as 505 East Avenue.

Requested by: Richard Mazur, applicant/owner
Case: Case 2017-9-V

SYNOPSIS

This item is a variance request to Section 612, Site Development Regulations for Single-Family Base District (R-1) minimum front yard setbacks to establish a ten foot (10') front yard setback for Lot 5A-1, La Grande Vista Subdivision. The current site development regulations for Single-Family Base District (R-1) lots require a minimum front yard setback of twenty-five feet (25') from the front lot line to regulate the placement of vertical structures on the lot.

The applicant has provided a statement of intent (page 37) requesting a variance to increase his building footprint for Lot 5A-1, La Grande Vista Subdivision. The applicant mentions the majority of houses across the street from the Subject Area have less than a ten-foot (10') setback. The lots with an existing front yard setback variance for less than twenty-five feet (25') within the vicinity of the Subject Area are Lots 1-3, Block 23, Marble Falls Original Township. Ordinance 2004-O-05F granted the property owner the variance which reduced the twenty-five foot (25') front yard setback to an eighteen foot and six inch (18' 6") front yard setback to allow construction of a double car carport.

The requested ten foot (10') building setback will allow for home construction with a favorable driveway location (on East Ave) benefitting the subdivision. In past years, City staff has worked on mitigating some parking problems resulting from housing in the La Grande subdivision. Therefore, the proposed home using East Avenue driveway access versus the access easement drive will help prevent compounding future parking problems.

The existing housing on East Avenue does have a consistent pattern of having been built within the standard R-1 front yard setback. Based on this, the variance request does not pose a



negative condition to the neighborhood or a circumstance entirely unique to the Subject property. The topography of the Subject Property and the La Grande subdivision as a whole is challenging, in addition the lot does have a unique shape. Based on these two factors, construction on this lot will be challenging for any prospective builder/developer. The Subject Property lot's topography and shape substantiate the hardship condition of a variance.

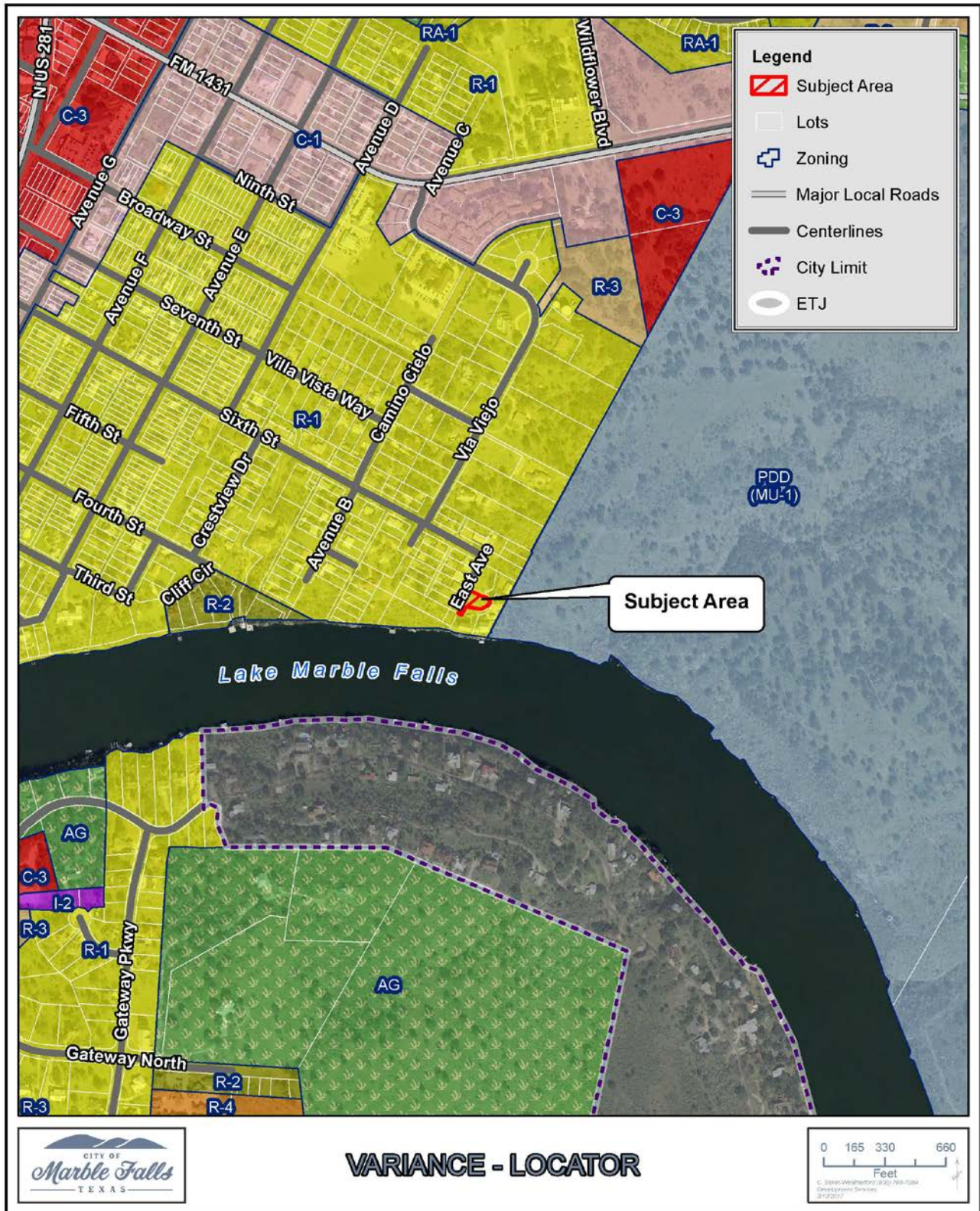
A total of ten (10) adjacent property owners within two hundred feet (200') of the Subject Area were mailed notification letters, including the public hearing dates and a pre-paid comment card for response supporting/opposing the proposed variance. At the time of packet distribution one (1) property owner submitted a response in opposition for the rezoning.

RECOMMENDATION

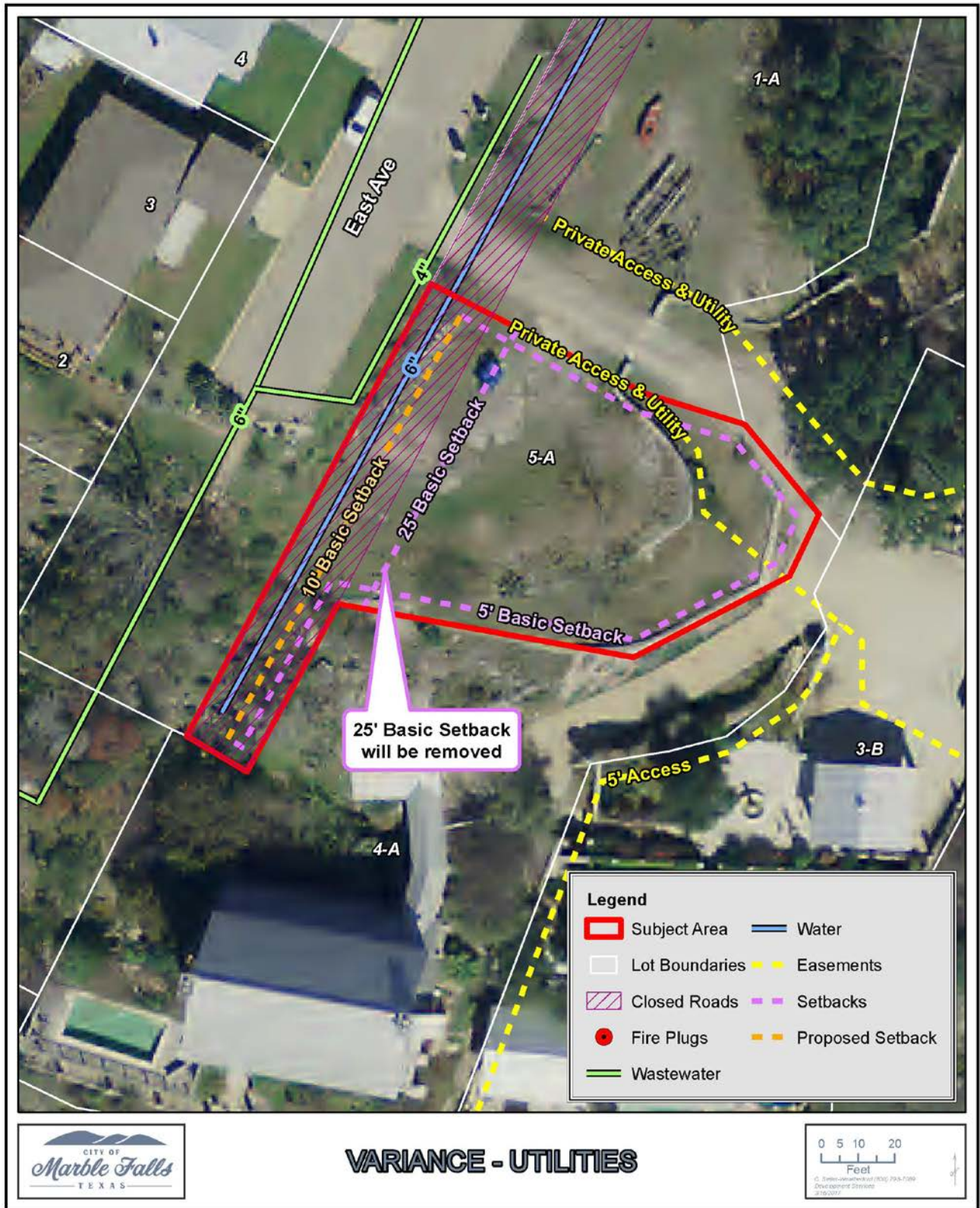
Due to consistency with the Comprehensive Plan, the surrounding zoning compatibility and the proposed use not posing an incompatibility with the surrounding properties or land uses, Staff recommends approval of the variance request for Lot 5A-1, La Grande Vista Subdivision, City of Marble Falls, Texas.

Memo Contents:

- | | |
|---|--------------------|
| • Information maps produced by City Staff | Pages 30-36 |
| • Applicant Statement | Page 37 |
| • Survey | Page 38 |
| • Site Plan | Page 39 |
| • Proposed Building Elevations | Page 40 |

















2017-9-V Applicant Statement

Statement for Variance

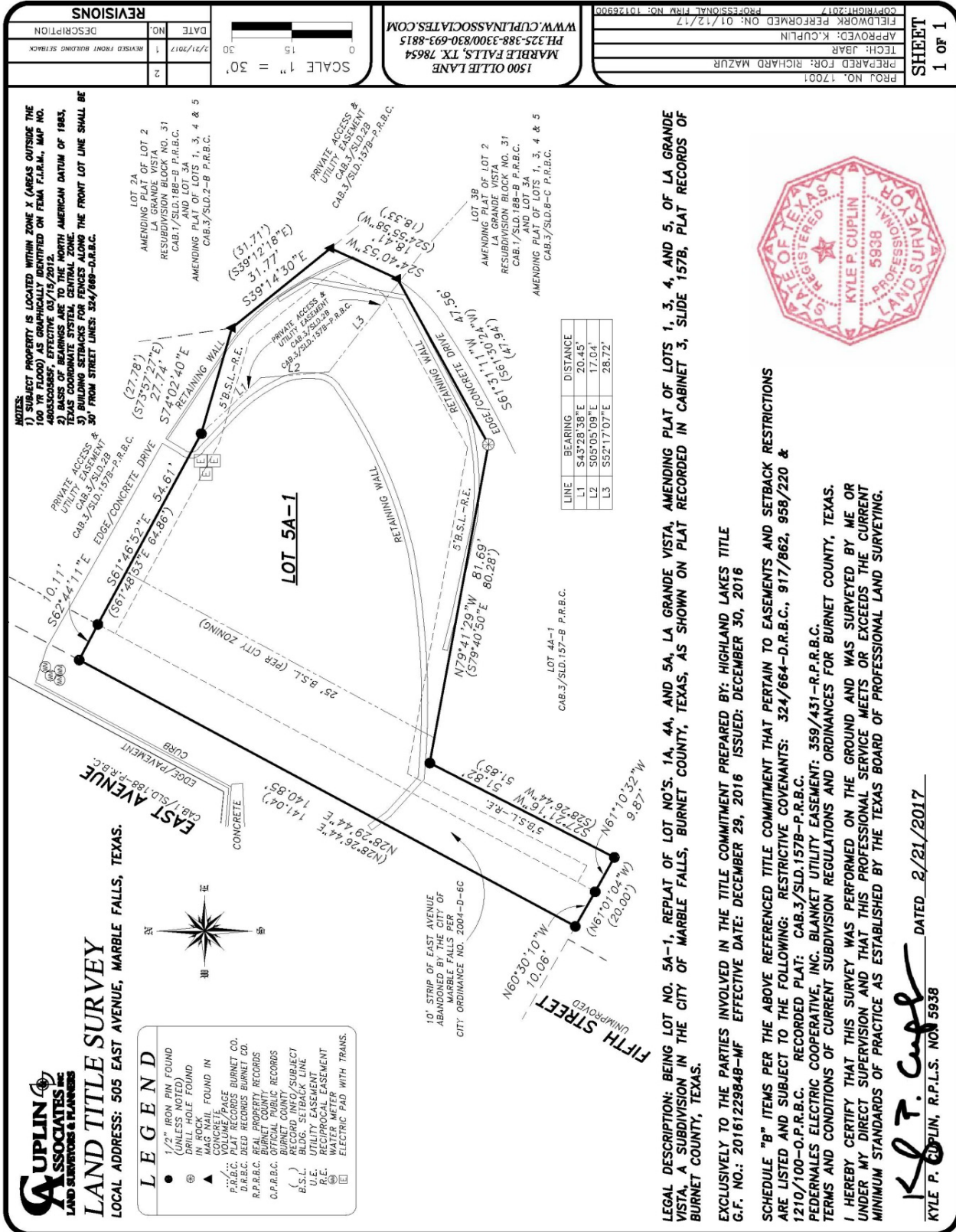
505 East Avenue

My vacant residential lot located at 505 East Avenue is a two tiered lot with existing stone retaining walls as shown the survey. The upper tiered portion of the lot is larger than the lower tier and it also adjoins East Avenue. The buildable footprint for the upper tiered area is very small at approximately 3,500 SF taking into account the 25' front and 5' side building setback lines. An average size lot usually has approximately 10,000 SF of buildable footprint area.

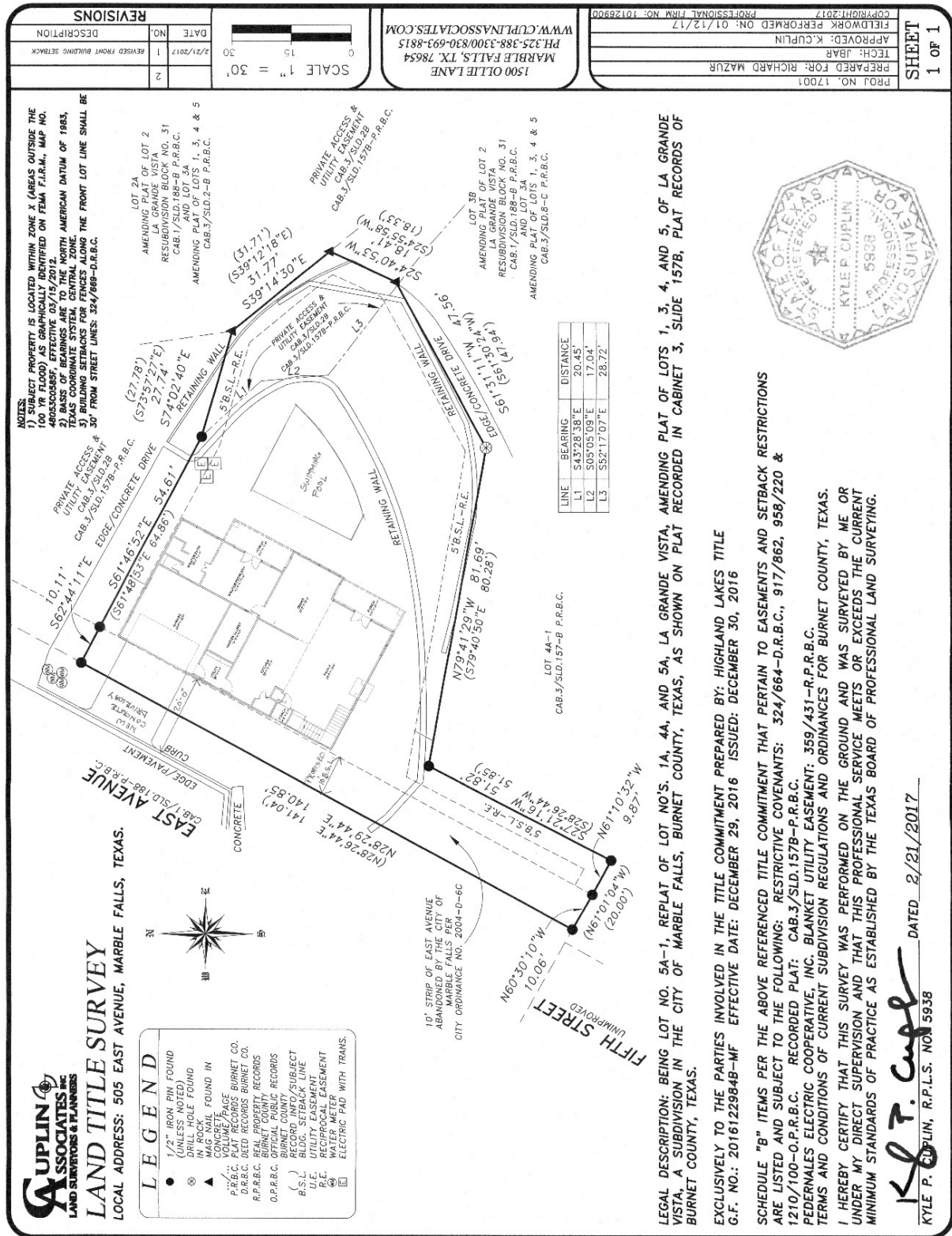
I am applying for a 10' front building setback line to enlarge the footprint area in order to build an approximate 2,800 SF two story house with a small swimming pool in the back as shown on my proposed site plan. The majority of the houses located across and down the street from my lot on East Avenue have structures located with less than a 10' front building setback line which would make my house fit into the "scheme" of what is already built on East Avenue. My lot is also the last lot on the street since East Avenue does not continue on.

Thank you for your consideration in this matter.

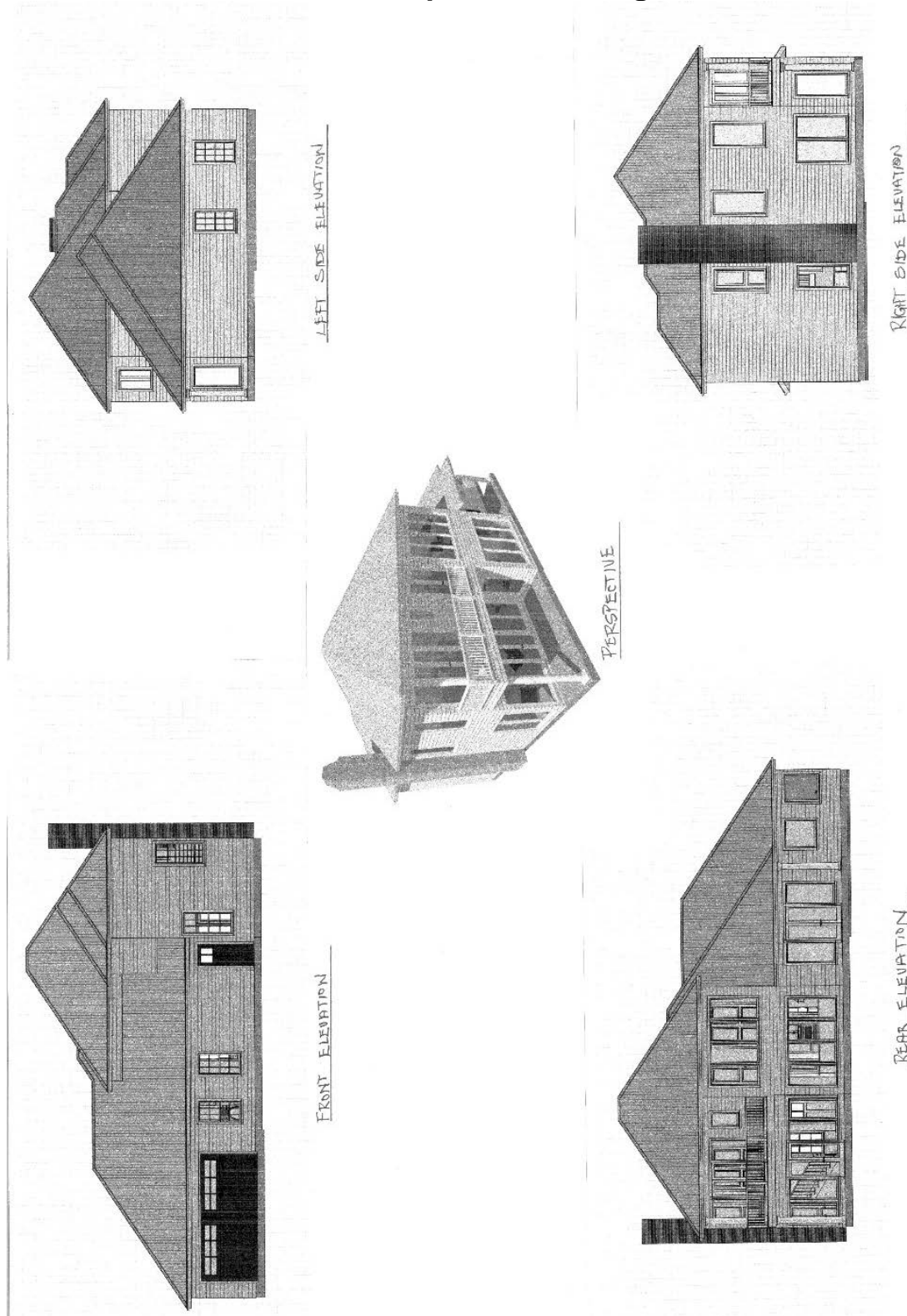
2017-9-V Survey



2017-9-V Site Plan



2017-9-V Proposed Building Elevations





**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
April 6, 2017**

To: Chairman and Planning & Zoning Commission
Item 3. D. **Public Hearing, Discussion, and Recommendation:** Regarding a zoning text amendment to Section 772 of the District Regulations, Appendix B Land Use Regulations, City of Marble Falls Code of Ordinances, to amend the I-3 General Industrial Services Base District regulations.
Requested by: City of Marble Falls
Case: Case 2017-13-ZT

SYNOPSIS

This item is to consider a text amendment to the existing General Industrial Services Base District (I-3) zoning regulations.

City Staff is proposing a text amendment to add Convenience Storage as a permitted use within the I-3 district, similar to what is currently allowed in the I-1 and I-2 districts.

Current regulations and permitted uses read as follows:

I-3 GENERAL INDUSTRIAL SERVICES BASE DISTRICT (§§ 770—779)

771. - Purpose.

The I-3 General Industrial District is intended as an area for commercial services and basic manufacturing uses that meet reasonable development and performance standards but may be inappropriate in more restrictive industrial zones.

772. - Permitted uses.

The following use types are permitted;

A. Industrial:

*Custom manufacturing.
General warehousing and distribution.
Light manufacturing.
Limited warehousing and distribution.
Stock yards.
Vehicle storage.
Research services.
Scrap and salvage (subject to site plan review).
Stables.*

B. Civic:

*Local utility services.
Major utility facilities.
Maintenance and services facilities.
Park and recreation services.*

C. Agricultural:

*Crop production.
Horticulture.*

D. Commercial (conditional):



Local convenience store.

774. - Site development regulations.

Each site in the I-3 District shall be subject to the following site development regulations:

<i>Feature</i>	<i>Regulations</i>
<i>Lot size</i>	<i>Minimum 7,000 square feet</i>
<i>Lot width</i>	<i>Minimum, 50 feet</i>
<i>Height</i>	<i>Maximum, 120 feet</i>
<i>Front Yard</i>	<i>Minimum setback, 25 feet</i>
<i>Street side yard</i>	<i>Minimum setback, 10 feet</i>
<i>Interior side yard</i>	<i>No requirement</i>
<i>Rear yard</i>	<i>Minimum setback, 10 feet. In absence of alley or recorded easement, minimum setback, 15 feet.</i>

Below are the definitions for the storage and warehousing uses.

506. - Warehousing and distribution.

Establishments or places of business primarily engaged in wholesaling, storage, distribution and handling of materials and equipment other than live animals and plants.

The following are wholesaling, storage and use types:

- A. *Convenience storage.* Storage services primarily for personal effects and household goods within enclosed storage areas having individual access, but excluding use as workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehousing.
- B. *General warehousing and distribution.* Open-air storage, distribution and handling of materials and equipment. Typical uses include monument or stone yards, or open storage yards.
- C. *Limited warehousing and distribution.* Wholesaling, storage and warehousing services within enclosed structures. Typical moving and storage firms and now retail mail order distribution centers.
- D. *Restricted warehousing and distribution.* Storage or distribution of potentially hazardous or commonly recognized offensive materials. Typical uses include grain elevators and bulk storage facilities. (Subject to site plan review).

Of the storage and warehousing uses, most typically require a large-scale development footprint. Convenience Storage is a use that has a wider degree of latitude to scale to a particular site, benefitting the City for some in-fill development opportunities. Additionally, adding Convenience Storage to I-3 provides other areas of this City for this use to be developed. This is important when the City does not have preponderance of C-3 zoning available, and some of the recent Convenience Storage projects have been developed in the C-3 zoning district. Adding Convenience Storage to the I-3 zone is consistent with the zone's uses, character, and intent.



RECOMMENDATION

Based on adding some diversification to the I-3 zone consistent with the other uses, and to add another zone for Convenience Storage thereby allowing other zones to potentially achieve higher uses, and said amendment being consistent with the Comprehensive Plan, City staff recommends approval of the proposed Convenience Storage Addition text amendment.

Memo Contents:

- Convenience Storage Text Amendment

Page 44



Case 2017-13-ZT Proposed TEXT AMENDMENT DRAFT:

I-3 GENERAL INDUSTRIAL SERVICES BASE DISTRICT (§§ 770—779)

771. - Purpose.

The I-3 General Industrial District is intended as an area for commercial services and basic manufacturing uses that meet reasonable development and performance standards but may be inappropriate in more restrictive industrial zones.

772. - Permitted uses.

The following use types are permitted;

A. Industrial:

Convenience Storage

Custom manufacturing.

General warehousing and distribution.

Light manufacturing.

Limited warehousing and distribution.

Stock yards.

Vehicle storage.

Research services.

Scrap and salvage (subject to site plan review).

Stables.

B. Civic:

Local utility services.

Major utility facilities.

Maintenance and services facilities.

Park and recreation services.

C. Agricultural:

Crop production.

Horticulture.

D. Commercial (conditional):

Local convenience store.

774. - Site development regulations.

Each site in the I-3 District shall be subject to the following site development regulations:

Feature	Regulations
Lot size	Minimum 7,000 square feet
Lot width	Minimum, 50 feet
Height	Maximum, 120 feet
Front Yard	Minimum setback, 25 feet
Street side yard	Minimum setback, 10 feet
Interior side yard	No requirement
Rear yard	Minimum setback, 10 feet. In absence of alley or recorded easement, minimum setback, 15 feet.



**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
March 6, 2017**

To: Chairman and Planning & Zoning Commission
Item 3. E. **Presentation and Discussion:** Regarding previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects.
Requested by: Planning and Zoning Commission

SYNOPSIS

This item is to update the Commission regarding previous Planning and Zoning Commission items, City Council Disposition and update regarding future planning projects.

1. Hotel Rezoning Case 2017-8-Z
2. Mustang Ridge Final Plat Case 2017-3-FP and Wildflower street renaming
3. Business & Technology Park Construction & Final Plat Cases 2017-6-CP & 2017-7-FP



**City of Marble Falls
Planning and Zoning Commission Agenda Cover Memo
April 6, 2017**

To: Chairman and Planning & Zoning Commission
Item 3. F. **Presentation and Discussion:** Monthly Building Permit Summary and Construction Update
Requested by: City Staff

SYNOPSIS

This item is to update the Commission about the building permits issued in the past month and other ongoing projects.

For a quick reference to some of the major permitted development projects in Marble Falls, you can refer to the 'Development Buzz' portion of our website:

<http://marblefallstx.gov/541/Development-BUZZ>

Item 4. ADJOURNMENT